

**108 Heartland Boulevard  
Cochrane, Alberta**

**MLS # A2280262**

**\$569,999**



|                  |  |                               |
|------------------|--|-------------------------------|
| <b>Division:</b> | Heartland  |                               |
| <b>Type:</b>     | Residential/Duplex   |                               |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                  |                               |
| <b>Size:</b>     | 1,486 sq.ft.   | <b>Age:</b> 2018 (8 yrs old)  |
| <b>Beds:</b>     | 4  | <b>Baths:</b> 3 full / 1 half |
| <b>Garage:</b>   | Double Garage Detached   |                               |
| <b>Lot Size:</b> | 0.07 Acre  |                               |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Gazebo, Landscaped, Level, Rectangular Lot |                               |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-MX |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Crown Molding, Open Floorplan, Recessed Lighting, Vinyl Windows, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | garage opener(s),  |                   |      |

Welcome to Heartland, a friendly community on the west side of Cochrane known for its walkable streets, established pathways, and access to parks and green spaces. Its location makes getting out of town quick and easy, with a short 15-minute drive to Ghost Lake and just 50 minutes to Canmore for weekend adventures. This 4 bedroom 3.5 bath home has over 2000 sq ft of developed living space that has been well cared for and recently updated with luxury porcelain tile on the main floor, new carpets upstairs with top of the line underlayment, and the entire home has been recently painted. The main level is open and bright with extra recessed lighting added and a rear kitchen with quartz countertops, a corner pantry and an under mount sink looking out to the spacious backyard. Upstairs features the primary bedroom with 3 piece ensuite and walk in closet, two additional well-sized bedrooms, a full 4-piece bathroom, and convenient upstairs laundry. Downstairs you'll find a large recreation area, a beautiful 4-piece bathroom, and a spacious bedroom, making it perfect for extended family, visitors, or simply extra room to spread out. The home also has air conditioning to keep the whole family comfortable in the summer months. The east-facing backyard is a private retreat, thoughtfully set up for both relaxing and entertaining. Enjoy the 12' x 22' floating deck tucked behind a privacy wall and covered by a retractable pergola, complete with a gas line for your BBQ or a patio heater. The rest of the yard is fully fenced, landscaped with soft, low-maintenance grass, and a wide pathway leading to the oversized 20' x 22' detached garage. The garage has been customized with impressive storage solutions including rafters, pegboard, shelving, overhead I-beams with extensive bin storage, and tire racks. A truly turn-key home that works for a

wide range of lifestyles. Daily conveniences of a daycare, mexican restaurant, a pharmacy, Tim Hortons and a gas station are within walking distance, plus a future commercial area with a new grocery store coming, future school site minutes away, playgrounds and access to the Bow River pathway system round out the community. With the new interchange complete, Highway 22 is only moments away, offering fast north and south connections. Downtown Cochrane, schools, and major routes are all just minutes away.